



Beverley Crescent, Woodford Green, IG8

BUTLER & STAG



**GUIDE PRIDE: £825,000 -
£850,000**

Located on the highly sought-after Laings Estate, this home offers families a perfect location, with Churchfields Primary School, Woodbridge Secondary School, and Central Line Stations all within walking distance. Being sold with NO ONWARD CHAIN.



Freehold

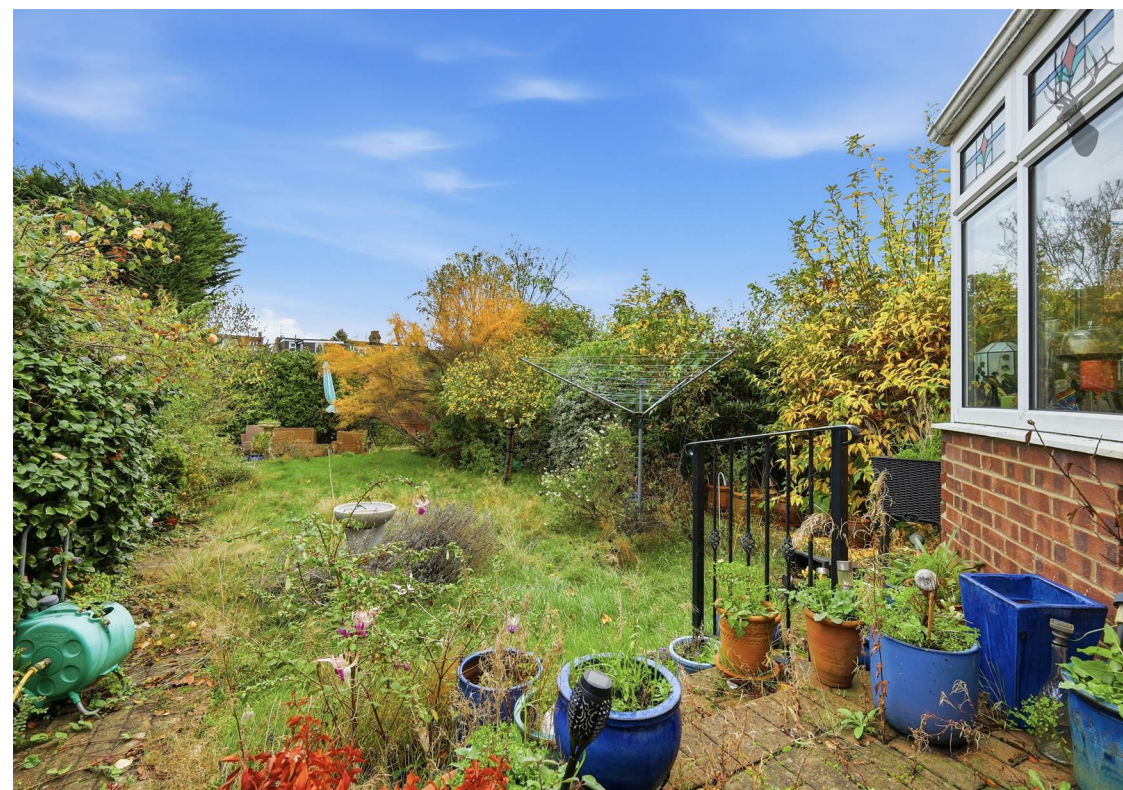
- Being Sold With No Onward Chain
- Churchfields & Woodbridge Catchment Area
- Off Street Parking and Integral Garage
- Five Bedrooms + Loft Room
- Highly Sought After Laings Estate
- 15 Minute Walk to Woodford Central Line Station
- Potential to Extend (STPP)
- Utility Room

This spacious and well-appointed family home offers a thoughtfully designed layout across two floors, ideal for comfortable living and entertaining. The ground floor features a welcoming hallway leading to a bright living room, a separate dining area, and a conservatory that opens onto a generous rear garden. A modern kitchen is complemented by a utility room and a convenient WC, with internal access to a garage providing additional storage or parking.

Upstairs, the first floor boasts five bedrooms, offering flexibility for family, guests, or home office use. A shower room and separate WC serve the bedrooms, all arranged around a central landing. This property combines generous proportions with practical spaces, making it a perfect choice for growing families or those seeking versatile accommodation.

Woodford Green is a highly sought-after location for families, offering an exceptional blend of educational excellence and convenient transport links. The area is home to several well-regarded schools, including high-performing state and independent options, making it ideal for parents prioritising quality education. Commuters benefit from easy access to Central London via the Central Line, with Woodford and South Woodford stations providing swift connections to Liverpool Street and beyond. This leafy suburb combines the charm of village life with the practicality of city living, making it a perfect setting for families seeking both tranquillity and connectivity.





Beverley Crescent

Approx. Gross Internal Area 151.4 Sq M (1629.2 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.